



15 Loddington Close
, Syston, LE7 2DH
O.I.R.O £343,000



SPACIOUS, DETACHED FAMILY HOME SET ON A GENEROUS PLOT WITH LARGE SOUTH FACING REAR GARDEN AND PARKING FOR SEVERAL VEHICLES! Set in the ever popular town of Syston, this well presented family home is a must view for potential buyers. The accommodation briefly consists of entrance hall, WC, lounge, kitchen-diner and a utility room to the ground floor. To the first floor is a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. The property also benefits from upvc double glazing, gas central heating and a garage. Viewing is strictly by appointment only.

- Well Presented Detached Family House
- Generous Corner Plot With South Facing Rear Garden
- Lounge, Kitchen-Diner, Utility & WC
- Three Bedrooms
- Family Bathroom & En-suite
- Garage & Parking For Several Vehicles
- Upvc Double Glazing & Gas Central Heating
- EPC Rating C, Freehold, Council Tax Band D



Location

Syston is located around 5 miles north of Leicester City Centre and approximately 10 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Thurmaston Retail Park and the motorway network. Local Schools include Merton Primary School and Wreake Valley Academy.

The Property

The property is entered via a double glazed door leading into.

Entrance Hall

6'6" x 6'6" (2.00 x 2.00)

With stairs to the first floor and provides access to the following.

Lounge

10'6" x 17'9" (3.22 x 5.42)

With dual aspect windows and laminate wood flooring.

WC

4'10" x 3'0" (1.48 x 0.92)

Fitted with a two piece suite comprising low level wc and wall mounted basin.

Kitchen-Diner

9'8" x 17'7" (2.95 x 5.38)

Fitted with a range of floor and wall mounted units with roll top work surface and splashback. The kitchen also benefits from a fitted double oven, hob and extractor, sink and drainer unit, plumbing for a dishwasher, tiled flooring, recessed spotlighting, french doors leading onto the rear garden and door leading to the utility room.

Utility Room

5'3" x 6'5" (1.61 x 1.96)

Fitted with a floor mounted unit, roll top work surface, plumbing for a washing machine and dishwasher, tiled flooring and door leading to the driveway and garage.

The First Floor Landing

With window to the side aspect, loft hatch, airing cupboard and provides access to the following.

Bedroom One

12'4" x 10'2" (3.76 x 3.10)

With fitted wardrobes and door leading to the en-suite.

En-suite

Fitted with a three piece suite comprising low level wc, pedestal basin and walk in shower.

Bedroom Two

11'1" x 9'6" (3.40 x 2.92)

With built in wardrobe.

Bedroom Three

9'3" x 7'4" (2.83 x 2.25)

With window to the front.

Bathroom

6'2" x 6'0" (1.89 x 1.85)

Fitted with a three piece suite comprising, low level wc, pedestal basin and bath with shower over.

Outside

To the left of the property is a tarmac driveway which in turn leads to the garage and gated access to the rear.

The front and right of the property has been block paved to provide further car standing.

To the rear is large south facing garden with fenced boundaries.

Garage

With up & over door, power, light and personnel door to the rear garden.



Floor Plan



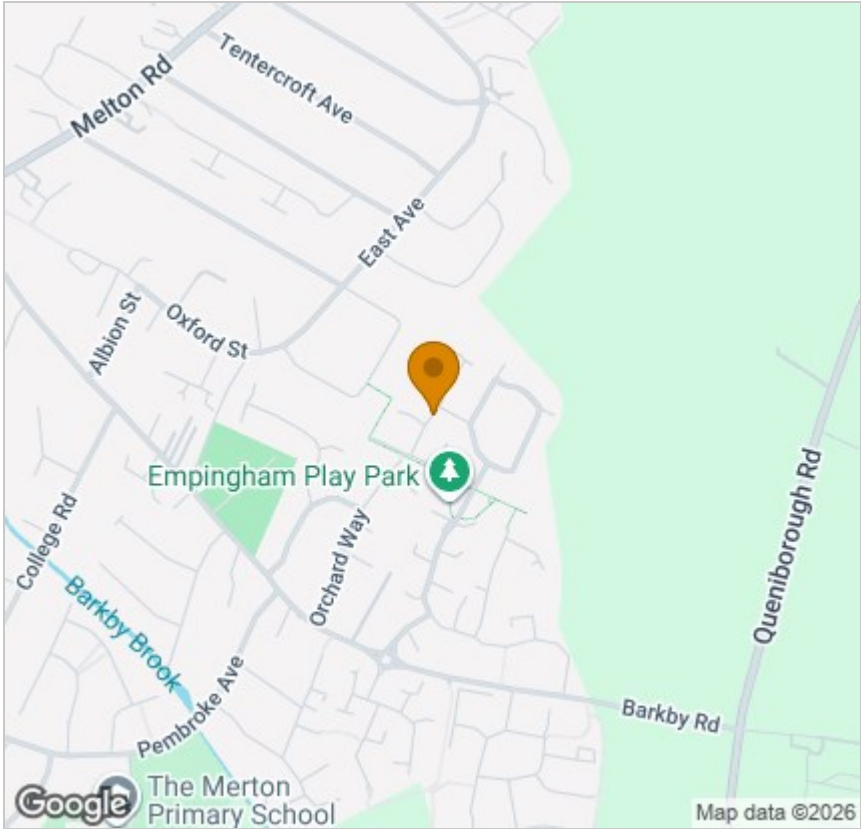
Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

